

Office/Industrial | For Sale or Lease

CBRE

Exclusive Investor/User Opportunity

17,945 SF Available on 2.081 Acres

139 Washburn Drive
Kitchener, ON
www.cbre.ca

Located Steps from Public Transit



Exclusive Office Opportunity

139 Washburn Drive | Kitchener, ON

For Sale or Lease



Turnkey Office Opportunity

Welcome to 139 Washburn Drive. Located on 2.081 acres, this property offers 17,945 SF with large private offices, open work areas, lunchroom/kitchen area, 22' clear height and a bonus 572 SF mezzanine. Within close proximity of many amenities, public transit and Highway 7/8 access.

- Large windows allow for natural light
- Prime location near Highway #7 (5 mins, 3.0 km)
- Close proximity to many amenities
- Possession: Immediate

Property Details

Total Available Size	17,945 SF + 572 SF Mezzanine
Zoning	EMP-4
Occupancy	Immediate
Lease Rate	Contact Listing Agent
Additional Rent	Contact Listing Agent
Asking Price	\$4,500,000

Exclusive Office Opportunity
139 Washburn Drive | Kitchener, ON

For Sale or Lease

18K

Total Available Sized (SF)

600M

To GRT Bus Stop (Route 26)

3KM

To Highway #7 Access (5 Minutes)

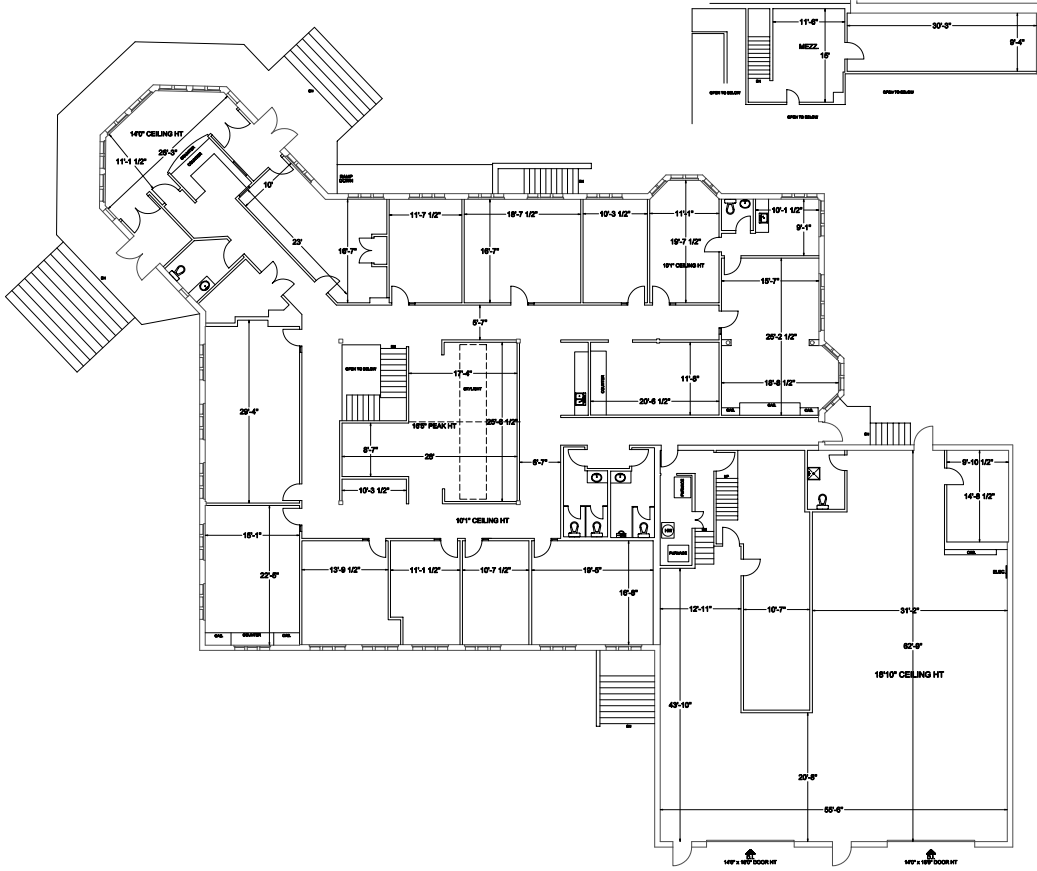


EMP- 4 Zoning Permitted Uses

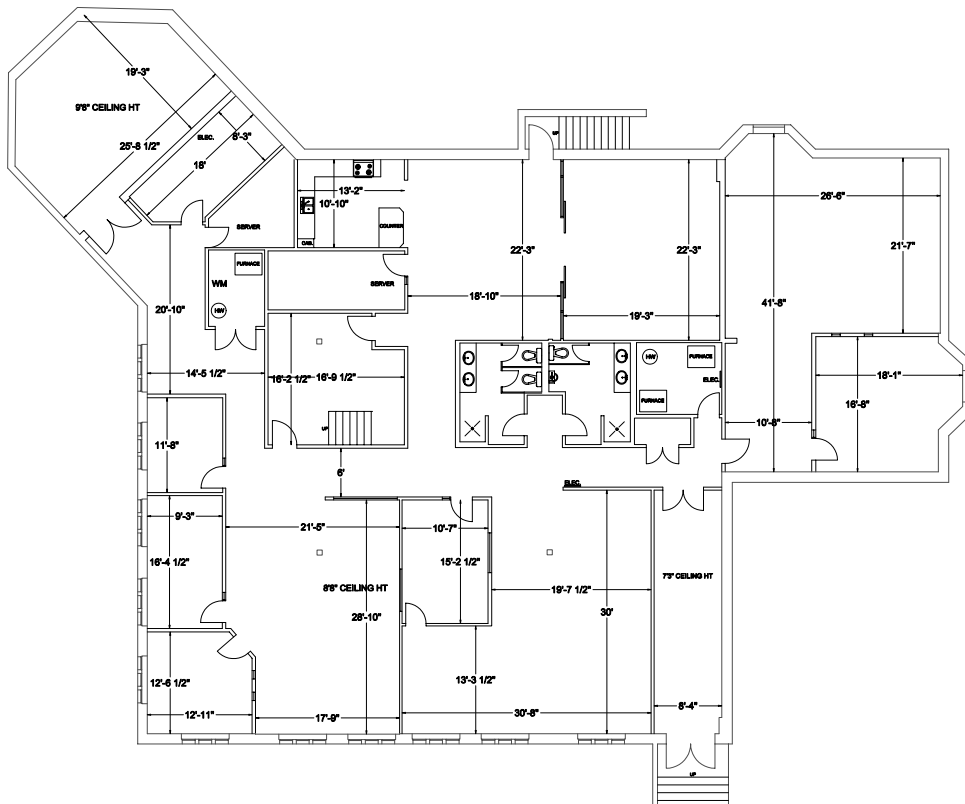
- Automotive Detailing and Repair
- Biotechnological Establishment
- Building Material and Decorating Supply
- Car Wash
- Catering Service
- Commercial Driver and Training
- Compute, Electronic, Data Processing or Server Establishment
- Craftsperson's Shop
- Day Care Facility
- Drive-Through Facility
- Financial Establishment
- Fitness Centre
- Garden Centre, Nursery, and or Landscaping Supply
- Gas Station
- Health Clinic
- Heavy Repair Operation
- Industrial Administrative Office
- Major Equipment Supply and Service
- Manufacturing
- Office
- Personal Services
- Pet Boarding/Services
- Print Shop or Publishing Establishment
- Propane Retail Outlet
- Research and Development Establishment
- Restaurant
- Restoration, Janitorial or Security Services
- Towing Compound
- Tradesperson or Contractor's Establishment
- Truck Transport Terminal
- Veterinary Service
- Warehouse

Floor Plans

Main Floor



Lower Level





Contact Us



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